



KIMBLE HOUSE, SOUTHEND, NR HENLEY-ON-THAMES



KIMBLE HOUSE



An exceptional five bedroom detached house with an additional separate two bedroom annexe in the Chiltern Hills.

In an Area of Outstanding Natural Beauty, Kimble House is in a rural, peaceful location but conveniently situated 3.5 miles outside of the incomparable Henley-on-Thames, offering convenient travel links in and out of London.





THE PROPERTY

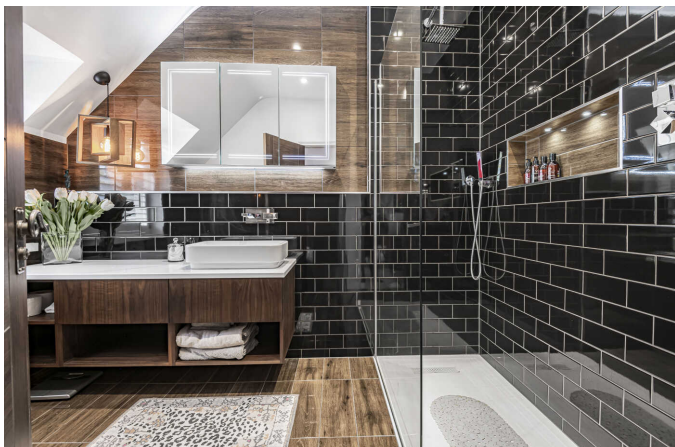
Kimble House sits on two acres of landscaped gardens with stunning views over the Chilterns. Spanning over 5,000 sq ft, the home is divided into two wings across two floors.

The primary suite features air conditioning, bespoke wardrobes, a dressing area, and a newly refurbished en-suite with a walk-in shower and underfloor heating. A second double bedroom offers a roll-top bath, fitted wardrobes, a dressing area, a stylish en-suite, and air conditioning.

The second wing includes a ground-floor reception room (currently bedroom five), a cinema room with a 90-inch projector and screen, plus two double bedrooms and a family bathroom upstairs.









KIMBLE HOUSE

OUTSIDE

There are 2 acres of land with a heated swimming pool, a hot tub and tennis court. The driveway can hold multiple vehicles and there is also a double garage (which could be converted subject to planning).



LOCATION

The hamlet of Southend is nestled between the Stonor and Hambleden valleys. Surrounded by glorious countryside, yet within easy reach of Henley-on-Thames and Marlow and just 2 miles from The River Thames.





KIMBLE HOUSE

PROPERTY INFORMATION

Services

Mains water, electric. Oil & solar heating.

Local Authority

South Oxfordshire District Council

Council Tax

H

EPC

EPC D

Postcode

RG9 6JP

What3Words

What3Words:///finest.wink.typically

Viewings

By prior appointment with
Robinson Sherston

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order.

Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.





Kimble House

Approximate Gross Internal Area 339.01 sq m / 3649.07 sq ft

Ground Floor Area 187.20 sq m / 2015.0 sq ft

First Floor Area 151.81 sq m / 1634.07 sq ft

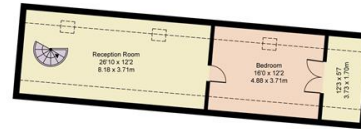
Annex Ground Floor Area 108.27 sq m / 1165.40 sq ft

Annex First Floor Area 56.35 sq m / 606.55 sq ft

Total Area 503.63 sq m / 5421.02 sq ft



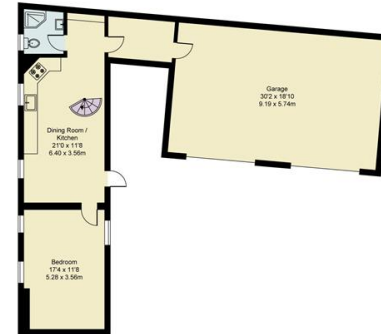
First Floor



First Floor



Ground Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.



01491 411 911

henley@robinsonsherston.co.uk

robinsonsherston.co.uk
